



- Modern Semi Detached House
- Built in 2020 by Taylor Wimpey
- 3 Spacious Bedrooms
- Lounge Diner & Kitchen
- Impressive Master Bedroom
- En-suite & Family Bathroom
- Landscaped Rear Garden
- Upgraded Internal Specification

Fox Close, Branston, LN4 1FG,  
£279,300





Built in 2020 by Taylor Wimpey is this immaculate semi detached house boasting accommodation over 3 floors with 3 spacious bedrooms, the property also has upgraded internal specification throughout. The ground floor comprises of a welcoming entrance hall, stylish kitchen with a range of fitted units and a lounge diner measuring 15'8" x 12'1" with French doors onto the rear garden. Rising to the first floor are bedroom 2 and 3 which both benefit from the use of a three piece bathroom suite, rising to the second floor is the impressive master bedroom with vaulted ceilings, built in wardrobes and private en-suite. Outside to the rear is a landscaped garden with upgraded tiling, artificial turf and flower beds, single garage and off street parking. The current vendors bought the property in 2020, moving in from new, whilst also purchasing a range of upgraded fixtures and fittings throughout. The property enjoys an envious position within the village of Branston with easy access to a range of amenities such as Co-op food store, doctors surgery, walking distance to primary and secondary schools and a regular bus service to and from Lincoln city centre. For further details and viewing arrangements, please contact Starkey&Brown. Council tax band: C. Freehold.



## Entrance Hall

Features composite front door entry, porcelain tiled flooring throughout and access to downstairs WC.

## Downstairs WC

Includes low level WC, pedestal hand wash basin, radiator and half tiled surround.

## Kitchen

8' 4" x 11' 2" (2.54m x 3.40m)

Includes uPVC double glazed window to the front aspect, built in oven with four ring gas hob over, extractor hood, subway tile surround, ceramic sink and drainer unit, wall mounted combination gas central heating boiler, integral fridge freezer and porcelain tiled flooring.

## Lounge Diner

15' 8" x 12' 1" (4.77m x 3.68m)

Includes French doors to the rear aspect leading onto the rear garden, radiator and porcelain tiled flooring.

## First Floor Landing

Having uPVC double glazed windows to the front and side aspects and stairs rising to the second floor.

## Bedroom 2

15' 7" x 11' 0" (4.75m x 3.35m)

Includes two uPVC double glazed windows to the rear aspect and radiator.

## Bedroom 3

8' 4" x 9' 5" (2.54m x 2.87m)

Includes uPVC double glazed window to the front aspect and radiator.

## Bathroom

6' 2" x 8' 4" (1.88m x 2.54m)

Includes panelled bath with shower head over, low level WC, pedestal hand wash basin unit, half tiled surround, tiled flooring, extractor unit and chrome heated hand towel rail.

## Second Floor

### Master Bedroom

12' 0" x 16' 11" (3.65m x 5.15m)

Includes uPVC double glazed window to the front aspect, built in wardrobes with mirrored sliding doors, vaulted ceilings, Velux skylight and access to en-suite.

### En-suite

4' 7" x 5' 6" (1.40m x 1.68m)

Includes shower cubicle, low level WC, pedestal hand wash basin unit, half tiled surround and Velux skylight.

### Outside Rear

Includes an enclosed garden with fenced and walled perimeters being mostly laid to artificial turf and extended paving slabs with flower bed borders, gravel and access to a single garage.

### Garage

Includes power, light, personnel door and up/over door.

### Outside Front

Includes a pathway leading to front door entry with a small lawned garden and access to a block paved driveway with parking for two vehicles and an EV car charging point.

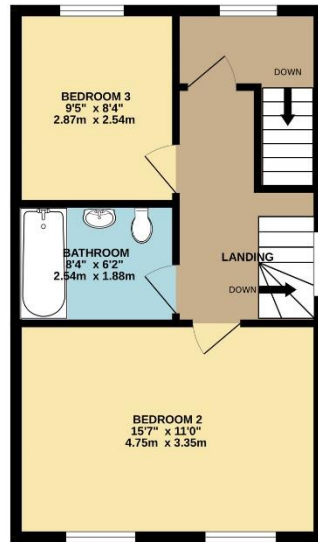
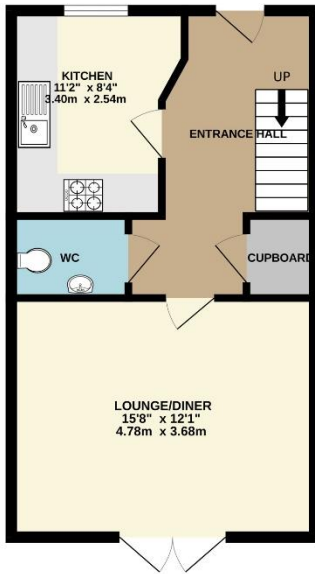




GROUND FLOOR  
426 sq.ft. (39.5 sq.m.) approx.

1ST FLOOR  
425 sq.ft. (39.5 sq.m.) approx.

2ND FLOOR  
265 sq.ft. (24.6 sq.m.) approx.



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34 Silver Street, Lincoln, Lincolnshire, LN2 1EH  
T: 01522 845845  
E: [lincoln@starkeyandbrown.co.uk](mailto:lincoln@starkeyandbrown.co.uk)



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